

Atlas Construction, Ltd.

Nevada Lic# 53500

5509 Avant Garde Court Las Vegas, Nevada 89146

Phone: 702.429.2851 Fax: 702.658.1843

JUSTIFICATION: SPECIAL USE PERMIT

June 26th, 2007

PETITIONER'S REQUEST

Mr. Raul Gil, City of Las Vegas business man and owner of property located at 305 and 311 11th Street hereby requests the City of Las Vegas to consider and adopt its proposed removal of the condition that the property be utilized in part for retail purposes. Said C-2 zone calls for a use of commercial with retail condition attached. Petitioner currently plans to utilize two existing buildings, one zoned C2 and the other zoned R4. Petitioner plans to connect the two properties in order that he can manufacture ice cream for wholesale.

REASONS FOR REQUEST:

Petitioner seeks the removal of said condition by "*special use permit*", specifically retail sale, that has not been utilized prior to his purchase of the building nor does he intend to utilize. Petitioner will be engaged in the manufacturing of ice cream products for wholesale purposes only. This is not a typical request wherein a landowner seeks to have a higher use designated for his property. In this case, the landowner is seeking to have a more restrictive use, that being that he can only produce ice cream products for wholesale purposes.

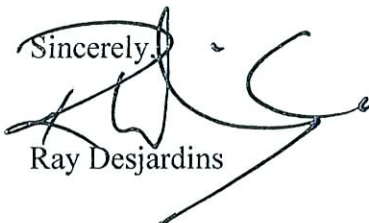
Petitioner has not tooled his factory with any equipment that would be required to sell retail, nor does he have any plans to do so. Requiring Petitioner to manufacture and sell to retail would also require him to have many additional parking spaces, which there is currently no space for. Therefore, the retail requirement would in effect force Petitioner to halt his manufacture of ice cream because he could not afford the additional expense associated with branding, boxing, and selling to a retail public.

CONCLUSION:

For the above stated reasons, Petitioner respectfully requests a special use permit be issued that he be allowed to remove the retail condition on this property.

Your favorable consideration to this request would be greatly appreciated.

Sincerely,



Ray Desjardins



ZON-23579 VAR-23580
VAR-23582 SUP-23583
SDR-23577 09/13/07 PC